



State of Vermont

Department of Fish and Wildlife
Department of Forests, Parks and Recreation
Department of Environmental Conservation
State Geologist
RELAY SERVICE FOR THE HEARING IMPAIRED
1-800-253-0191 TDD>Voice
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AGENCY OF NATURAL RESOURCES
Department of Environmental Conservation
Waste Management Division
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November 20, 1998

RICHARD YOUNGMAN
STOW MILLS / UNITED NATURAL FOODS INC
71 STOW DRIVE
CHESTERFIELD NEW HAMPSHIRE 03443

RE: Former After the Fall Property, East Dummerston, Vermont (Site #98-2523)

Dear Mr. Youngman:

The Sites Management Section (SMS) has received and reviewed the November 11, 1998 Environmental Compliance Services (ECS) report titled, "*Phase I Environmental Site Assessment of The Former After the Fall Property, Putney Road, East Dummerston, Vermont*" and the November 9, 1998 *Tank Closure Form*. Based on this review, the SMS has determined the following:

- Because of a property transaction, ECS conducted a Phase I Environmental Site Assessment on the above referenced property on October 7. This assessment discovered a #2 fuel oil UST and building floor drains probably connected to the site septic system. Site interviews indicate that the 1,000 gallon tank was installed probably when the building was constructed in 1969.
- The following week, 4 groundwater monitor wells were installed in order to evaluate potential contamination related to the UST and the septic system. Wells ECS-1 through ECS-3 were completed to 22-27' into fine sand and silt using a truck mounted hollow stem auger. ECS-4 was installed 4' deep by hand. Groundwater levels varied from 28' below ground surface (bgs) in ECS-3 to 4' bgs in ECS-4. The groundwater flow is to the south and probably parallels an un-named creek and wetland bordering the property to the west. According to a telephone interview with Mr. Tease of ECS, during periods of high groundwater levels, it is possible that the groundwater flows more westerly toward the creek and wetland.
- The well down-gradient of the UST, ECS-2, and the well down-gradient of the septic field, ECS-4, were sampled for volatile organic compounds (VOC) via EPA 8260 and total petroleum hydrocarbons (TPH) via EPA 8015M. Ethylbenzene (1.0 µg/L), toluene (1.4 µg/L), 1,2,4-trimethylbenzene (1.2 µg/L), m,p-xylenes (3.0

µg/L), and o-xylene (1.4 µg/L) were noted in ECS-2. A TPH level of 8.0 mg/L was also observed in this well. No EPA 8260 VOCs were observed in ECS-4; a TPH level of 0.7 mg/L was noted. None of the above contaminant levels are above the Vermont Groundwater Enforcement Standards.

- During the November 3, 1998 UST removal, contaminated soil was observed. Photoionization detector (PID) readings of the soils in the tank excavation ranged from 0 to 31 parts per million (ppm). Contamination levels decreased to 2 ppm at 14-16'. A dense silt/clay layer was discovered extending from 12' to 16' (the limit of the excavation). This layer appears to be a confining layer. Because of the site building conditions, all soils were backfilled into the excavation.
- Soils and groundwater near the former tank location were identified as sensitive receptors.

Based on the information submitted by ECS, the SMS requests that:

1. Monitor wells ECS-2, -3, and -4 should be sampled during spring high water. All samples should be analyzed via EPA 8021B and for TPH via Modified EPA 8015-diesel range organics.
2. The site septic tank should be sampled for VOCs via EPA 8260.
3. The outfalls of the building floor drains should be determined. Water entering the floor drains in the building can carry contaminants into the subsurface through the septic system leach field. Under current regulations regarding floor drains, an Underground Injection Control (UIC) permit will likely be required by the Wastewater Division of the Department of Environmental Conservation (DEC). You or your environmental consultant should contact Roger Thompson of the Wastewater Division at (802) 241-3027 immediately to discuss permitting requirements.
4. A work plan with estimated costs for these activities should be submitted by your environmental consultant so it may be approved prior to the initiation of additional onsite work.

Following completion of sampling, a report should be submitted with analytical results, a groundwater contour map, and recommendations for further work.

Some of the work done at this property appears eligible for participation in the Petroleum Cleanup Fund (PCF). However, you must provide written proof to the SMS that you hold no other applicable insurance in order to receive reimbursement from the PCF. Please note that a site assessment for real estate transaction purposes and the sampling and investigation related to the floor drain and site septic system



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page 3 of 3

are not covered by the PCF. In addition, the tank owner must also pay for the removal and/or repair of the failed tank, and for the initial \$250 of the cleanup. The fund will then reimburse the tank owner all eligible cleanup costs of up to \$1 million. All expenditures must be pre-approved by the Agency or performed in accordance with the "Site Investigation Guidance" expressway program. Please refer to the enclosed guidance document titled, "Procedures for Reimbursement from the Petroleum Cleanup Fund" for additional information concerning the PCF, your consultant should be familiar with these procedures.

Sincerely,

Gerold Noyes

Environmental Engineer, Sites Management Section

enclosure

CC: Bruce Tease, Environmental Compliance Services, Inc. (no enclosure)
Dan Wilcox, DEC Springfield Office Regional Engineer (no enclosure)

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